

TOCCA Board Meeting Minutes
Saturday, March 9, 2024 at 10:00 A.M.
TOC Marina Clubhouse

The Board met at 10:00 a.m. Present were Board Members Ian Jones, Jack Wuerker, Richard Bogan and Vickey Testa. Ten community members also joined the session. Meeting adjourned at 10:50 a.m.

Note: Zoom Meetings are a work in progress and hopefully, we will be able to hold them regularly at our meetings.

Praise & Appreciation – Ian Jones gave accolades to the Marina Committee especially Tommy Gamble who's complete report is below under the Marina & Causeway Operations. Barry Andrews was also commended for keeping the clubhouse and grounds in proper running order.

New Business:

There will be three open Board seat to be filled and announced at the May Annual General Meeting (AGM), if anyone is interested please contact any Board member.

Old Business:

Update of Bank Popular's Loan Approval Process & Timing – Ian Jones
The loan is in process with additional documentation to be provided.

Review TOCCA Covenants and By-Laws – Ian Jones
No report at this time.

Clubhouse Renovation Updated & Ammended March 12, 2024 – Tom King
Siding replacement- completed.
Fire escape code deficiencies – remedied and permit inspection finally signed off by Talbot Co. Building Inspector.
Replace swimming pool railings- Permit applied for.
Exterior painting- Cost proposal received.
Upper Deck leak- Cost proposal received.

Tidal Wetlands Planning Grant Award – George Yurek
100% funding for the project is now complete – Time to celebrate \$1.4M investment in the community!

Maryland DNR's Chesapeake & Coastal Service in the amount of \$433,363; grant contract to be finalized with Talbot County before end of March.
National Fish & Wildlife Foundation Chesapeake Bay Program in the amount of \$979,267.

Total of \$1,412,630 will fund 100% of the project budget resulting in a substantial new asset that will eliminate erosion, and threat of storm surges to sewer infrastructure and private property. The environmental and recreational aspects of the project will support TOCCA as one of the most desirable communities in which to live in the Bay Hundred region.

Next Steps and Project Timing.

Since the fall of 2019, the project has focused on design, grant funding, Federal/State/Local permitting, and community engagement in the form of monthly Board meetings, 4 special purpose community meetings, letters from the President, project poster boards and write ups, and project documentation posted on the TOCCA website.

With funding now in place, the project will move to the pre implementation phase including finalizing grant contracts between Talbot County and the funding agencies and conducting a rigorous competitive bidding and contracting process with marine contractors licensed by the Maryland Department of the Environment.

The MDE permit for the project will only allow construction between mid-October and mid-March. The current plan is to start construction in October 2024. The project budget includes funds for our project engineer (Bayland Consultants and Designers) to provide professional services to manage the competitive bidding process and to provide construction management services. Both items will help to ensure that the project is built according to all design specifications, in a timely manner, and within budget.

A fifth community meeting will be scheduled in the spring with a focus on what to expect during construction.

Project documentation as of March 2024 can be found on the TOCCA website under member interests including an update to the Project Details and Strategy write up. A new poster board will be set up at the yacht club before the end of March with illustrations on what to expect during the six month construction process.

In the interim, any questions on the project can be directed to project team members Ian Jones, George Yurek, Tommy Gamble, Tom King, and Ron Tipa.

Report from Operational Teams:

Clubhouse Operations - Chair, Pamela Price

A notice was sent to the community on March 6th as a reminder that reserving the clubhouse usage is necessary. Pamela also specified the CPM Policy and

Procedure document is on the website for review. She is exploring various avenues to do inside painting, repairs and furniture replacement.

Event Committee – Chair, Jana Howe

Two volunteers will be helping Jana therefore, she will continue to plan events by electronically providing an easy to follow agenda in her absents.

Grounds Committee – Ian Jones

Seasonal fertilizing and additional plantings are planned. The front fence has been washed and will be painted weather permitting.

Marina & Causeway Operations – Tommy Gamble

Replacing B dock:

We have a contract with Meeco Sullivan to build the new dock. It is ready to sign when funding is available.

We have a contract with Island Marine Construction to install the dock. It is ready to sign when we order the dock.

We have a building permit from Talbot County.

We met with Justin from Triple J Electric to install the electricity on B dock. They were the company that did the new transformer and wiring on C dock. He is contacting the plumber we used when we replaced the plumbing on C dock. He will be able to do the job at the end of April but will have to come back in about a year to replace the electrical boxes on the causeway. There is a 50 week wait on

that size box.

There is about a five week delivery on the B dock. If we have the funds within the next week, we can order the dock and install it before the 2024 boating season.

Removing the wave attenuator and replacing it with a timber jetty: We submitted permit applications to the state and federal agencies in October 2023. We should receive permits around October 2024. We will replace the wave attenuator after that.

Replacing C dock: After replacing B dock we will make a decision on when to replace C dock.

Dredging: After the timber jetty is installed will decide when to dredge. The dredging permit is part of the timber jetty permit.

Pool Operations & Maintenance – There may be a volunteer interested in the Chair but still waiting on a commitment.

TOCCA Finance Committee – Chair Volunteer Wanted – please contact any Board member if you are interested.

Treasurer’s Report – Richard Bogan

The Board of Directors of TOCCA having received and reviewed the Treasurer’s Report for both the TOC Facilities LLC & TOCCA, as of February 29, 2024, note the Treasurer’s following comment contained on each Report...“Review Reconciled Bank Statement Reports along with this Treasurer’s Report to ensure its accuracy.”

Accordingly, and following the Treasurer’s Recommendation, The Board of Directors of TOCCA have today resolved and authorized the Treasurer or his designee to, as soon as possible, retain the services of an Independent CPA to review and reconcile these Reports to the appropriate authoritative underling Bank Statements/Documents/Receipts and opine to the Board of Directors – in writing - as to their accuracy/correctness.

Separately, and following the Treasurer’s Recommendation, The Board of Directors of TOCCA have today resolved and authorized the Treasurer or his designee to, within the next 90 days, retain the services of an independent CPA to conduct a thorough & independent audit of the complete books, records, reports, policies & procedures of the Treasurer’s Office and all of its Financial Transactions & Activities - “Annual Independent Audit” - and provide the Board of Directors with a written report of their findings & recommendations.

TOC Facilities LLC Financial – February report is posted on the website.

TOCCA Community Financial – January and February reports are posted on the website.

Architectural Review Committee – Jade Banks

No report at this time.

TOCCA Board Secretary, Vickey Testa tedpcut@aol.com

For continuing TOCCA community updates click www.mytocca.org email login member@mytocca.org password *tilghman*

Board President, Ian Jones ianvjones21@gmail.com **Vice President**, Jack Wuerker jackwuerker@gmail.com **Treasurer**, Patrick McAuliffe mcauliffe.patrick@gmail.com **Member at Large**, Richard Bogan rhbogan@gmail.com **Secretary**, Vickey Testa tedpcut@aol.com **ARC Chair**, Jade Banks jmbanks@verizon.net